

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bay City

State: MI

PJ's Total HOME Allocation Received: \$4,157,195

PJ's Size Grouping*: C

PJ Since (FY): 1996

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	<div>84.49</div> %	<div>89.22</div> %	<div>18</div>	<div>91.92</div> %	<div>13</div>	<div>9</div>	
% of Funds Disbursed	<div>84.01</div> %	<div>82.28</div> %	<div>11</div>	<div>82.65</div> %	<div>44</div>	<div>45</div>	
Leveraging Ratio for Rental Activities	<div>0</div>	<div>3.2</div>	<div>18</div>	<div>4.67</div>	<div>0</div>	<div>0</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>89.56</div> %	<div>1</div>	<div>81.09</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>87.01</div> %	<div>71.23</div> %	<div>5</div>	<div>68.72</div> %	<div>77</div>	<div>81</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>100.00</div> %	<div>87.57</div> %	<div>1</div>	<div>79.93</div> %	<div>100</div>	<div>100</div>	
% of 0-30% AMI Renters to All Renters***	<div>96.23</div> %	<div>52.31</div> %	<div>1</div>	<div>44.94</div> %	<div>97</div>	<div>98</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00</div> %	<div>97.58</div> %	<div>1</div>	<div>94.87</div> %	<div>100</div>	<div>100</div>	
Overall Ranking:			In State: <div>2</div> / <div>20</div>	Nationally: <div>87</div>	<div>88</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$2,620</div>	<div>\$26,313</div>		<div>\$25,717</div>	<div>53</div> Units	<div>32.70</div> %	
Homebuyer Unit	<div>\$28,425</div>	<div>\$17,427</div>		<div>\$14,669</div>	<div>93</div> Units	<div>57.40</div> %	
Homeowner-Rehab Unit	<div>\$34,279</div>	<div>\$22,658</div>		<div>\$20,391</div>	<div>16</div> Units	<div>9.90</div> %	
TBRA Unit	<div>\$0</div>	<div>\$5,986</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bay City MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$2,620	\$58,904	\$33,655
State:*	\$80,334	\$72,380	\$19,369
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	88.7	83.9	87.5	0.0	Single/Non-Elderly:	32.1	23.7	18.8	0.0
Black/African American:	5.7	3.2	6.3	0.0	Elderly:	66.0	0.0	25.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	1.9	36.6	12.5	0.0
American Indian/Alaska Native:	0.0	1.1	0.0	0.0	Related/Two Parent:	0.0	38.7	43.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	5.7	11.8	6.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	96.2	14.0	6.3	0.0	Section 8:	1.9	0.0 [#]		
2 Persons:	3.8	25.8	18.8	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	28.0	18.8	0.0	Other:	98.1			
4 Persons:	0.0	17.2	25.0	0.0	No Assistance:	0.0			
5 Persons:	0.0	8.6	31.3	0.0					
6 Persons:	0.0	3.2	0.0	0.0					
7 Persons:	0.0	1.1	0.0	0.0					
8 or more Persons:	0.0	2.2	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bay City State: MI Group Rank: 87
(Percentile)
State Rank: 2 / 20 PJs Overall Rank: 88
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	87.01	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

